



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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July 15, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
FIRE CAMP 13 DORMITORIES PROJECT
ESTABLISH CAPITAL PROJECT; APPROVE PROJECT BUDGET; AND
AWARD ARCHITECTURAL AGREEMENT
SPECS. 6920; CAPITAL PROJECT NO. 88741
(THIRD DISTRICT) (3 VOTES)**

SUBJECT

Establishment of a capital project; approval of the project budget; and award of an architectural agreement for the Fire Camp 13 Dormitories project in the unincorporated area of Malibu.

JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD:

1. Find the Fire Camp 13 Dormitories project categorically exempt under the California Environmental Quality Act.
2. Establish Capital Project No. 88741 for the Fire Camp 13 Dormitories project.
3. Approve the total project budget for \$3,822,000.
4. Award and authorize the Acting Director of Public Works to execute an agreement with William Loyd Jones Architect to provide architectural design, engineering, consulting services, and construction administration for the Fire Camp 13 Dormitories project for a \$203,000 not-to-exceed fee to be funded by Capital Project No. 88741 and to establish the effective date following Board approval.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

5. Authorize the Acting Director of Public Works to deliver the project on behalf of the Consolidated Fire Protection District to award and execute consultant agreements, amendments, and supplements related to this project within the same authority and limits as delegated to the Acting Director of Public Works by your Board for County projects.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works to proceed with project design for the replacement of four existing firefighter inmate dormitories at Fire Camp 13, located in the Santa Monica Mountains National Recreation unincorporated County area, at 1250 1/2 Encinal Canyon Road.

Fire Camp 13 currently houses a maximum of 112 inmates, with 84 inmates housed in the four existing dormitory buildings and 28 inmates in and among the administration and other camp buildings. Constructed in the 1940's, the four dormitory buildings have deteriorated to the extent that they need to be replaced. This project consists of relocating inmates to temporary dormitories, demolishing the four existing dormitory buildings, and constructing four new one-story, 1,600 square-foot dormitory buildings that will house all 112 inmates. The new dormitory buildings will consolidate inmate bed space, which will ease camp operations. Additional space available in the existing camp administration buildings will be used for library, recreational, and meeting space for various programs.

Following completion of the construction documents and jurisdictional approvals, we will return to your Board to adopt plans and specifications and advertise for bids to construct the project.

Green Building/Sustainable Design Program

The project will support your Board's Sustainable Design Program through recycling of building materials and the use of locally manufactured materials, water efficient landscaping, and energy efficient light fixtures. There will be operational savings from the completed project due to a reduction in electricity and water consumption as a result of the sustainable elements included in the design.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Workforce Excellence (Goal 2) by improving the living quarters while reducing maintenance and operational costs, which will enhance quality and productivity. This project will achieve this goal as it is an

investment in public infrastructure, which improves the Fire District's ability to provide qualified and diverse firefighter workforces that will serve the communities.

FISCAL IMPACT/FINANCING

The recommended agreement with William Loyd Jones Architect is for a not-to-exceed fee of \$203,000. Sufficient appropriation is available in the FY 2008-09 Capital Projects/Refurbishments Budget to fully fund the Fire Camp 13 Dormitories Project. There will be no impact to net County costs.

The total estimated cost of the project, including construction, equipment, consultant services, and County services, is \$3,822,000.

The Project Schedule and Budget Summary are detailed in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard agreement, in the form previously approved by the County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this agreement, William Loyd Jones Architect is willing to consider Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

As required by your Board, the project cost includes one percent of the design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art policy adopted on December 7, 2004.

William Loyd Jones Architect is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with the State CEQA Guidelines, Section 15302 (b) and the County of Los Angeles Environmental Procedures and Guidelines, Class 2 (a), adopted by your Board on November 17, 1987.

CONTRACTING PROCESS

The Fire District solicited bids in 2004 for professional and/or technical property services. The solicitation was advertised in 13 newspapers, online on the Los Angeles County web page, and on the Internet, in accordance with your Board's policy. Eleven companies responded to the solicitation of bids.

The Fire District reviewed responses based on the firm's qualifications and recommended 11 firms for final award of agreements, which was approved by your Board on August 3, 2004. William Loyd Jones Architect is one of the selected contractors. The Fire District engaged William Loyd Jones Architect to provide the program, conceptual design, and topographical survey for replacement of the existing dormitories at Fire Camp 13.

For continuity, the recommended agreement with William Loyd Jones Architect is to complete the construction documents and provide construction administration services for the Fire Camp 13 Dormitories project. The not-to-exceed fee for all services and deliverables is \$203,000. The negotiated fee has been reviewed by the Department of Public Works and the Fire District and is considered reasonable for the scope of work.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

Honorable Board of Supervisors
July 15, 2008
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CONCLUSION

Please return one adopted, stamped copy of this letter to the Chief Executive Office, Capital Projects Division; one to the Department of Public Works, Project Management Division II; and one to the Fire District.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



P. MICHAEL FREEMAN
Fire Chief

WTF:PMF:DDE
DL:JSE:DJT:SW:zu

Attachment

c: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)
Department of Public Works

July 15, 2008

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
FIRE CAMP 13 DORMITORIES PROJECT
UNINCORPORATED AREA OF MALIBU
AWARD ARCHITECTURAL AGREEMENT
SPECS. 6920; CAPITAL PROJECT NO. 88741
(THIRD DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Needs Assessment	Completed
Project Feasibility	Completed
Project Program	Completed
Design	
Construction Document Submittal	01/12/2009
Jurisdictional Approval	03/04/2009
Construction Bid and Award	06/16/2009
Construction	
Substantial Completion	04/22/2010
Project Acceptance	05/24/2010

ATTACHMENT A**Page 2****II. PROJECT BUDGET SUMMARY**

Budget Category	Proposed Project Budget
Land Acquisition	\$ 0
Construction	
(a) Base Construction	\$ 2,560,000
(b) Change Order (10 percent)	\$ 256,000
(c) Civic Art	<u>\$ 27,630</u>
Subtotal	\$ 2,843,630
Equipment	\$ 0
Design	
Plans and Specifications	\$ 203,000
Consultant Services	\$ 126,000
Miscellaneous Expenditures	
(a) Office of Affirmative Action	\$ 15,074
(b) Legal Advertising	<u>\$ 7,500</u>
Subtotal	\$ 22,574
Jurisdictional Reviews and Plan Check	\$ 28,500
County Services	\$ 598,296
TOTAL	\$ 3,822,000